

**DRAFT**

WEST LONG BEACH INDUSTRIAL REDEVELOPMENT PROJECT AREA  
FIVE-YEAR IMPLEMENTATION PLAN

October 1, 2004 - September 30, 2009

CITY OF LONG BEACH  
REDEVELOPMENT AGENCY



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*The mission of the Redevelopment Agency of the City of Long Beach is to improve the blighted areas of Long Beach, revitalize neighborhoods, promote economic development and the creation of jobs, provide affordable housing and encourage citizen participation*

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**West Long Beach Industrial Redevelopment Project  
Five-Year Implementation Plan  
October 1, 2004 – September 30, 2009**

**INTRODUCTION**

Health and Safety Code Section 33490 requires redevelopment agencies to adopt implementation plans for each project area every five years. On November 8, 1999, the Redevelopment Agency of the City of Long Beach adopted an implementation plan for the West Long Beach Industrial Redevelopment Project Area (Project Area) for the period 2000-2004. Between the second and third year after adoption, the Redevelopment Agency must hold a public hearing on the implementation plan. A redevelopment agency may make amendments to the plan at this time or at other times if required. The Redevelopment Agency held public hearings to review the Implementation Plan for the Project Area on January 27, 2003.

This document is the West Long Beach Industrial Redevelopment Project Area's Implementation Plan for the period of 2005-2009. Upon adoption by the Redevelopment Agency, it will replace the prior Implementation Plan for 2000-2004.

Pursuant to Health and Safety Code this Implementation Plan contains (1) the specific goals and objectives of the Agency for the West Long Beach Industrial Redevelopment Project Area; (2) the specific programs, including potential projects, and estimated expenditures to be made during the next five years; (3) a discussion of how these programs will implement the Agency's low- and moderate-income housing obligations; and (4) an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area.

This Implementation Plan is a policy statement rather than a specific course of action; it does not identify specific project locations. It has been prepared to set priorities for redevelopment activities within the Project Area over a five-year period and incorporates a program of activities to accomplish essential, near-term revitalization efforts for the Project Area. However, new issues and opportunities may be encountered during the course of administering the Redevelopment Plan for the Project Area during the five-year period. Therefore, this Implementation Plan may not always precisely identify a proposed activity or expenditure. If the Implementation Plan includes a project that will result in the elimination of low- or moderate-income housing, the Implementation Plan shall identify proposed locations suitable for the replacement dwelling units.

This Implementation Plan is composed of three major components: a redevelopment component, an inclusionary housing component (Attachment No. 5) and a housing expenditure component (Attachment No. 6). The redevelopment component: (1) revisits the goals and objectives of the Redevelopment Plan; (2) defines the Agency's strategy to achieve these goals and objectives; (3) presents the programs, including potential expenditures that are proposed as a means to attain the Plan's goals and objectives; and (4) describes how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area. The inclusionary housing component addresses statutory requirements for the production of affordable housing. The housing expenditure component shows how the Agency's goals and objectives for housing will be implemented and how the statutory requirements for the set aside and expenditure of tax increment for housing purposes will be met.

## **BACKGROUND**

### **Project Area Setting**

The West Long Beach Industrial Redevelopment Project Area was adopted on July 1, 1975. Consisting of approximately 1,368 acres held in approximately 600 different ownerships, the Project Area is bounded on the north by Pacific Coast Highway, on the south by Seaside Boulevard and Ocean Boulevard, on the east by the Los Angeles County Flood Control Channel, and on the west by the Long Beach City Boundary. A map showing the Project Area boundaries is Attachment 1 to this document.

The Project Area can be divided into two portions, separated by Anaheim Street. The northern portion of about 350 acres is an area of mixed land uses, including industry, commercial and housing. One of the principal goals of the redevelopment effort has been to replace residential uses with new industry. The southern portion of the Project Area, approximately 1,018 acres, is within the Long Beach Harbor District. With the purchase of the Union Pacific Resources Corporation (UPRC) properties, the Long Beach Harbor Department is the primary landowner within the Project Area south of Anaheim Street.

The purpose of the redevelopment effort is to provide assistance to aid in the creation of a healthy industrial environment, to speed the transition away from residential uses, and to significantly increase job opportunities in the Project Area. As a result of the settlement of litigation regarding the right of the Agency to use redevelopment in the Project Area, the use of eminent domain was temporarily prohibited and the time to use eminent domain specified in the Redevelopment Plan has since lapsed.

### **Physical Conditions**

At the time that the West Long Beach Industrial Redevelopment Project Area was adopted, the area was suffering from a number of blighting influences. The largely industrial area north of Anaheim Street was scattered with incompatible residential uses that were poorly maintained and overcrowded. In addition, many of the industrial uses were economically and functionally obsolete and were poorly screened and/or maintained. The area also lacked adequate infrastructure and public improvements.

Historically, the area south of Anaheim Street was a salt marsh that was developed to form the original Inner Harbor. This development allowed larger ships to access the harbor, which in turn created the beginning of the Port of Long Beach's growth as an international shipping and distribution hub. During the 1930's, an oil boom occurred in the harbor area. Much of the Wilmington Oil Field lies within the Project Area. The rapid extraction of resources from this field created major subsidence in portions of the Project Area. Water injection, landfills, and dikes were used to remedy the situation. Oil production within the Project Area is diminishing as the field is depleted and tertiary extraction methods are implemented.

Today, this area is characterized by port-related industrial land uses and petroleum production uses. Harbor operations have changed with market trends from piers and manual labor to container terminals and automated loading facilities.

## **Project Financing**

Tax increment revenue generated from a project area is a mainstay of redevelopment financing. As a long-established project area, the Westside generates sufficient tax increment revenue annually to be able to finance projects, programs, and activities on a “pay-as-you-go” basis. Therefore, new bonded indebtedness is not needed to fund future redevelopment programs and projects.

If needed, the Agency has identified various methods for financing redevelopment activity within the Project Area in addition to using tax increment revenues. These other methods include: (1) tax allocation bonds; (2) loans, grants and contributions from local, state or federal government programs; (3) advances from developers; (4) public/private partnerships; (5) proceeds from the sale or lease of Agency-owned property; (6) leveraging tax increment revenues; and (6) financing proceeds based upon revenues from special assessment or special tax districts.

The Agency will continue to consider other financing sources such as those discussed above to finance redevelopment activities. However, the Agency will rely upon tax increment revenues as the primary means of resolving the Project Area’s various problems.

## **PROJECT AREA BLIGHTING CONDITIONS**

### **General**

When the Project Area was first designated in 1975, it was characterized by industrial and residential development on small, narrow lots serviced by inadequate infrastructure. Development was often poorly-constructed and poorly-maintained. The streets were literally unpaved; curb and gutter, storm drainage facilities, and street lighting were non-existent. Oil extraction activities had scarred the area, both visually and physically.

Even without the use of eminent domain, much has been done to improve the area. In particular public infrastructure has been installed and upgraded. Lots have been consolidated and resold for modern, functional industrial development, and much contamination from the earlier oil extraction activities has been removed.

Within the past year the Redevelopment Agency and the Project Area Committee have approved an Industrial Strategy Action Plan for the Project Area that maps the remaining actions to be undertaken to complete the revitalization of the area within the remaining eleven-year life of the project.

### **Physical Blighting Conditions**

The following physical blighting conditions were identified when the project area was first established in 1975. Improvements in the conditions and their current status are discussed.

- Functional and economic obsolescence of many existing uses, such as buildings that can no longer be effectively utilized for their original purpose because of size, construction and level of deterioration.
  - There has been some improvement in this area but obsolescence remains a problem.

- Vacant or underutilized parcels. Land within the Project Area was held in approximately 600 different ownerships, frustrating private attempts to overcome the numerous incompatibilities of land use, infrastructure and design and the shortage of contiguous sites/parcels large enough to attract new potential development.
  - There has been lot consolidation and modern, functional development when possible through voluntary cooperation of private property owners.
- Scattered, poorly maintained and overcrowded residential uses.
  - Many of the non-conforming residential uses have been removed, but some still remain.
- Poorly maintained commercial and industrial uses.
  - Generally, maintenance has improved, but there are still problem areas.
- Mixed land uses squeezed together on small, narrow lots without sufficient setbacks. Industrial uses have created an environmental situation unsuitable for residential uses, but the original subdivision of the area and the development of the infrastructure to residential standards left the lot sizes, road widths and utility service inadequate for industrial uses.
  - Progress has been made but the area remains overcrowded in these ways.
- Inadequate construction. Many of the industrial buildings in the area were made of corrugated metal, appearing to be no more than metal sheds.
  - Some progress has been made.

### **Economic Blighting Conditions**

The following economic blighting conditions were identified when the project area was first established in 1975. Improvements in the conditions and their current status are discussed.

- Inadequate streets, curbs, gutters, street lighting, and landscaping in public areas.
  - Through the redevelopment program, all streets in the project area have been paved and curbs and gutters installed; street lighting improvements have been made but are not complete. Some landscaping has been installed in public right-of-way but as a result some sidewalks are buckling, resulting in accessibility problems for the disabled.
- Heavy truck traffic pervading the area, interfering with other uses.
  - This remains a problem today.
- Lack of landscaping on private property, including setbacks.
  - There has been some minor improvement because of landscaping requirements for new construction. Inadequate lot size to allow for landscaping continues to restrict progress in this area.
- Many parcels used for open storage of refuse and debris as well as equipment and materials. This practice is visually unattractive and may create fire, safety and public health hazards for both residents and employees. Some of this material may also be hazardous waste, representing both a clean-up and disposal problem.
  - Some progress has been made but this remains a problem today.

- Old, rusted and poorly maintained oil extraction equipment scattered throughout the Project Area and visually-dominating the southern portion. In addition, contaminated soil has resulted from oil-related and other industrial activities over time.
  - Significant improvement has been made in this area but some contamination remains.
- An unattractive and poorly-maintained oil tank "farm" along the inner harbor.
  - The oil tank farm remains.
- Inadequate storm drainage capacity in many areas, particularly south of Anaheim Street. Portions of the Project Area are subject to flooding during heavy rainfall.
  - Significant storm drainage improvements have been made but more upgrades are needed to alleviate flooding.
- Severe settling of land (subsidence) as a result of oil drilling and extraction in many portions of the Project Area.
  - Progress has been made by interjecting water back into the ground.
- A lack of social amenities that generally enhance residential and mixed-use areas, such as schools, parks, libraries, drug stores, banks, medical clinics, day care, and convenient shopping facilities.
  - Many of the residential uses have been removed from the project area.
- An excessive number of "adult oriented" uses such as bars and liquor stores, leading to problems related to public safety and welfare.
  - There has been improvement in this area.
- A high crime rate constituting a threat to public safety and having a negative impact on investment in the area.
  - There has been significant improvement in this area but public safety remains a concern.
- The Flood Zone AR designation (a special flood hazard area) inhibiting growth of new businesses and expansion of existing businesses by creating additional financial burdens.
  - This designation has been removed and is no longer a blighting condition.

## **REDUCTION OF BLIGHT THROUGH PAST ACTIVITIES**

The original conditions of blight have been reduced substantially by past Agency activities within the Project Area. For example, the installation of extensive improvements to the street system, curbs, gutters, storm drainage system, streetlights, and water and sewer facilities have positively impacted both the function and safety of the area. Additionally, blight caused by the poor physical condition of structures and properties has been reduced through an Exterior Improvement Program as well as a Screening, Paving and Landscaping Program, which also provides for the debris removal for non-hazardous materials and helps alleviate unsightly open storage. Agency-facilitated residential, commercial and industrial property acquisitions, although slowed and complicated by the fact that the Agency lacks the power of eminent domain, have resulted in the removal of blighted structures and non-conforming residential uses, as well as the assemblage of substandard lots into parcels suitable for development. These Agency-owned properties have been made available to existing

Project Area businesses for expansion, and to others for the construction of new facilities. Each development project has resulted in the construction of new facilities that meet strict Architectural Design Standards reviewed and enforced by the Project Area Committee, the Planning and Building Department and the Redevelopment Agency.

Since the creation of the Project Area, the Redevelopment Agency, in partnership with the Project Area Committee, has completed a number of successful projects. Major accomplishments reflect the expenditure of over [\$70,918,980] for capital improvements and economic development activities including street, curb, gutter and sidewalk reconstruction and repair; water distribution system, sewer and storm drain installation; construction of the Westside Police Substation; facade, screening, paving, and landscaping efforts; port infrastructure improvements; economic development support and business assistance; design review and assistance; and relocation and property acquisition. Related redevelopment efforts have included the execution of 59 Disposition and Development Agreements resulting in substantial new development; 240 Facade rebates; 108 rebates for Screening, Paving and Landscaping; more than 158 Exterior Improvement rebates, and acquisition of properties as part of a strategic development program for the Project Area.

## **IMPLEMENTATION GOALS AND OBJECTIVES**

In February 2002, the consulting firm of Moore Iacofano Goltsman, Inc., (MIG) was hired to conduct research and draft a Westside Industrial Strategy Action Plan (ISAP) for the West Long Beach Industrial Redevelopment Project Area (Project Area). The ISAP is intended to be a strategic planning tool to guide future Project Area activities. The goal of the ISAP is to work in unison with the Five Year Implementation Plan to identify specific goals and programs and recommend projects for the revitalization of the Project Area, based on an understanding of current conditions, anticipated funding resources and potential future developments.

MIG coordinated with the Westside Project Area Committee (PAC), a newly formed Westside Industrial Strategy Action Plan Taskforce, and City staff to formulate issues and concerns specific to the Project Area. Several open houses, public workshops and PAC presentations were made, culminating in the PAC's approval of the Final ISAP Report on January 14, 2004.

The Westside PAC agreed to make the goals of the Five Year Implementation Plan consistent with those identified in the ISAP. The Redevelopment Agency Board approved the Industrial Strategy Action Plan on January 26, 2004.

Over the next five years, the goals and objectives for the redevelopment of the West Long Beach Industrial Redevelopment Project Area will focus on the following goals. Linkage of each goal with conditions of blight within the Project Area is demonstrated in the matrix attached and labeled Attachment 2.

### **Goal Number 1**

Strengthen the industrial character of the Westside by retaining existing manufacturers and attracting new ones.

### **Goal Number 2**

Build the export development potential of existing and new Westside businesses.



### **Goal Number 3**

Address real and perceived public safety by making the Westside a clean, safe, and welcoming environment.

### **Goal Number 4**

Improve access in and out of the Westside for both autos and trucks, and provide for convenient parking, especially for employees and customers of local businesses.

### **Goal Number 5**

Ensure that adequate infrastructure is in place to support the growth of existing businesses and other future development.

### **Goal Number 6**

Establish systems to prevent and/or mitigate environmental threats to the economic health and security of the Westside.

### **Goal Number 7**

Strengthen existing partnerships and develop new ones with organizations whose activities can enhance the growth and development of the Westside.

### **Goal Number 8**

Develop a comprehensive public relations, marketing, and communications program to market the Westside as a dynamic industrial community.

### **Goal Number 9**

Enhance the image and identity of the Westside as a prosperous industrial community through improved signage, clean-up efforts, and other actions designed to change the perceptions of the area.

### **Goal Number 10**

Create a more pleasant urban environment through an attractive streetscape program and design guidelines while preserving the industrial character of the Westside.

### **Goal Number 11**

Provide a sound organizational structure to ensure the effective implementation of the Westside Industrial Strategy Action Plan.

## **PROPOSED AGENCY PROGRAMS AND POTENTIAL PROJECTS**

The following table illustrates the Project Area's tax increment revenue stream for the past five-year implementation period and estimates tax increment revenue for the next five years. Future projections are conservative because of fluctuations in tax increment revenue from the Port of Long Beach, as illustrated by the surge in fiscal year 01-02. These projections will then be used to analyze the Project Area's ability to fund the proposed programs and potential projects.

Table No. 1 - West Long Beach Industrial Redevelopment Project Area  
Gross Tax Increment Revenues

Fiscal Year	Actual	Projected
October 1, 1999 - September 30, 2000	\$5,408,000	
October 1, 2000 - September 30, 2001	\$6,600,775	
October 1, 2001 - September 30, 2002	\$9,300,160	
October 1, 2002 - September 30, 2003	\$7,395,828	
October 1, 2003 - September 30, 2004	\$7,709,000	
October 1, 2004 - September 30, 2005		\$7,905,000
October 1, 2005 - September 30, 2006		\$8,194,000
October 1, 2006 - September 30, 2007		\$8,310,000
October 1, 2007 - September 30, 2008		\$8,429,000
October 1, 2008 - September 30, 2009		\$8,550,000

The projects and programs described below are, by necessity, broad in nature. Specific planning activities and projects will be developed by the Agency, generally in connection with adoption of the Project Area's annual budget, and will be consistent with the Westside Industrial Strategy Action Plan (ISAP) described in the preceding section. Activities not consistent with the ISAP may result in the need to amend this Implementation Plan.

Attachment No. 3 - Proposed Programs Linkage to Blight is a matrix that summarizes the linkage of proposed programs and potential projects with conditions of blight within the Project Area. It is the Agency's intent to implement proposed programs and projects which will attain the goals and objectives of the Project Area and which will address or remove the conditions of blight noted above. Depending upon the specific projects undertaken under the programs proposed below, one or more of the conditions of blight noted on Attachment No. 3 would be addressed.

A projection of future tax increment revenue generated within the Project Area during the five-year period addressed by this Implementation Plan estimates that the Agency will have approximately \$41.4 million in available tax increment revenue and another \$4.1 million from repayment of loans to others. Approximately \$17.8 million will be used to implement programs and projects of the Agency, approximately \$18.2 million will be used for debt service, approximately \$8.1 million will be set aside for low- and moderate-income housing programs, approximately \$0.6 million will fund statutory tax increment "pass-through" requirements, and approximately \$0.8 million will be used to

pay Los Angeles County tax collection charges. No bond issues are anticipated to provide additional funds for projects in the West Long Beach Industrial Redevelopment Project Area.

**SOURCE OF FUNDS:**

Tax Increment	\$41,388,000
Repayment of Los Altos Debt	<u>\$ 4,100,000</u>
Total Source of Funds	\$45,488,000

**USE OF FUNDS:**

Statutory Pass-Through	\$ 557,000
Housing Set-Aside	8,121,000
County Tax Collection Charges	787,000
Debt Service	18,200,000
Projects and Programs	<u>17,823,000</u>
Total Use of Funds	\$45,488,000

The \$8.1 million set aside for housing programs will be combined with other available housing funds to fund affordable housing program activities throughout the Project Area. Attachment No. 6 - Affordable Housing Expenditure Plan provides detailed program descriptions and proposed expenditures for housing programs.

The following describes the proposed programs and potential projects for the next five years in the West Long Beach Industrial Redevelopment Project Area.

# **Open Space and Public Improvements Program**

The Open Space and Public Improvements Program is designed to implement projects to improve the Project Area's infrastructure and public services. These projects may include (1) upgrade the pump station and storm drainage infrastructure to alleviate flooding, (2) implement a streetscape improvement program at key locations, (3) upgrade utility infrastructure to accommodate current and future power needs and prepare for future telecommunications opportunities, and (4) underground utility services.

Blighting Conditions Addressed: This Program will address deficiencies in the Project Area's infrastructure and public service facilities, which will increase the desirability for private sector investment.

# **Industrial Revitalization Program**

The Industrial Revitalization Program is designed to create a sense of community for the whole area that can enhance its marketability and encourage further economic development. Projects may include (1) removal and recycling of all remaining residences incompatible within an industrial area, with the possible exception of potential live/work studios for industrial/commercial artists, (2) implementation of a signage program to

establish a cohesive Westside identity, (3) establishment of banking services within the Westside community, (4) creation of an industrial development marketing program to attract new businesses that fit the Westside target market, (5) restoration of the SnugTop water tower as the most visible symbol of the community or creation of a new Westside symbol, (6) continuation of the façade improvement program, (7) assistance with landscaping enhancements, (8) creation of a Project Area web site, and (9) compilation of a Westside Community Business Directory.

Blighting Conditions Addressed: This Program will address the elimination of blighting conditions that inhibit the creation of a thriving business community of small manufacturers, industrial firms, and other small businesses in a safe and welcoming environment. This may include the removal or renovation of poorly maintained residential, commercial, and industrial structures; calming truck traffic; adding landscaping; addressing the lack of social amenities and eliminating adult-oriented businesses; and reducing the crime rate.

#### # **Parking Improvement Program**

Based on an inadequate supply and distribution of parking in the Project Area, the Agency proposes to participate in a program working with private businesses for the renovation and provision of additional parking spaces within the Project Area. This may include (1) implementing truck calming and parking strategies, (2) investigating diagonal street parking and other design strategies to the street and alley network to increase the amount of usable parking space, and (3) enabling local businesses to take over and utilize vacant alleys.

Blighting Conditions Addressed: This Program will address the lack of adequate parking that is prevalent throughout the Project Area. Adequate and accessible parking can contribute to the retention and attraction of businesses.

#### # **Economic Development Program**

The Agency is proposing the implementation of an Economic Development Program that will focus on the retention of existing businesses in the Project Area and the attraction of new businesses. The following strategies may be implemented to achieve this goal: (1) support the expansion of existing businesses by helping them to acquire other nearby parcels as they become available, (2) build the export development potential of existing and new Westside businesses, (3) encourage new developments on vacant lots and infill to enhance market position as an industrial incubator for start-ups and mature manufacturers, (4) provide services through the City's Economic Development Bureau, including provision of financing, employment and training assistance, and technical support, and (5) provide assistance through the Redevelopment Agency to modernize and secure facilities.

Blighting Conditions Addressed: This Program will address functional and economic obsolescence, the need to optimize the use of vacant or underutilized parcels, and to correct conditions such as defective design through monetary support of private improvement efforts. Additionally, the elimination of blighting environmental conditions will also aid in business recruitment and retention. New investments and economic opportunities will be encouraged through a combination of business assistance programs.

#### # **Neighborhood Enhancement Program**

The purpose of the Neighborhood Enhancement Program is to make the Westside a clean, safe, and welcoming environment. Appropriate actions may include: (1) investigating the possibility of establishing a Business Improvement District (BID) to provide security, manage parking, and offer other services, (2) eliminating container storage visual blight by enforcing existing codes, screening containers, and/or banning container storage on Westside properties, (3) establishing a standing committee of WPAC, Redevelopment Agency, Port of Long Beach, and CSULB Technology Park representatives to plan and carryout solutions to problems that require a community-wide partnership, (4) implementing a Building Improvement Loan Program to replace or screen properties that need assistance, and (5) improving street lighting.

Blighting Conditions Addressed: The Neighborhood Enhancement Program will address physical blight such as deterioration, dilapidation and deferred maintenance of individual properties and area-wide blight resulting from outdoor use of property, dumping, graffiti, and similar activities. Community partnerships will be encouraged to find solutions to problems with area-wide impact.

#### # **Affordable Housing Program**

Existing programs to improve, preserve and increase the supply of affordable housing will continue. Since housing is a non-conforming use in the Westside Project Area, proceeds from the Housing Set-Aside will be used outside the Area. As indicated in the Industrial Strategy Action Plan, the opportunity to develop artist industrial work studios will be considered within the Project Area. Attachment No. 6 – Affordable Housing Expenditure Plan, contains detailed program descriptions and proposed expenditures for affordable housing programs and projects. In addition, expenditures of housing set-aside funds is governed by the terms set forth in Redevelopment Agency Resolution No. R.A. 13-96, adopted on July 2, 1996, which states, in part, that the Agency will assure that expenditures for low- and moderate-income housing will not be less than the amount contributed to the housing fund

Blighting Conditions Addressed: The Affordable Housing Program will serve to correct blight caused by scattered, poorly maintained and overcrowded residential uses located in an area with no support services or amenities by acquiring such units and relocating residents to more suitable locations outside of the Project Area. This selective acquisition and relocation effort will also facilitate other improvements in the project, for example, the opportunity to consolidate small individual lots into a larger parcel that is then resold for modern, functional industrial development.

#### # **Hazardous Materials Remediation Program**

Decades of industrial and oil extraction uses have resulted in considerable groundwater and soil contamination. As a healthy environment is an essential component of long-term sustainable economic development, the Westside business community will need to work with the Redevelopment Agency to identify specific environmental hazards and develop strategies for their prevention and/or mitigation. This may include (1) Agency purchase of contaminated properties to facilitate remediation and resale for new development, and (2) work to include West Long Beach in the Basin Plan for groundwater contamination, thereby de-designating the groundwater table as a potential source of drinking water.

### Blighting Conditions Addressed

Improvements in storm drainage capacity, the removal of poorly maintained and unattractive oil extraction equipment and uses, and de-designation of the groundwater table as potable water will improve the business climate in the Project Area, thereby aiding in its revitalization.

## **INCLUSIONARY HOUSING COMPLIANCE PLAN REQUIREMENT**

An Inclusionary Housing Compliance Plan (the "Housing Compliance Plan") has been prepared pursuant to Section 33413(b)(4) of the California Health and Safety Code. Section 33413(b)(4) requires all redevelopment agencies to adopt a Housing Compliance Plan to meet the inclusionary housing requirements of Section 33413(b), and to include that Housing Compliance Plan as part of the Five Year Implementation Plan required by Section 33490. The Housing Compliance Plan prepared pursuant to Section 33413(b)(4) is attached hereto as Attachment No. 5.

## **AFFORDABLE HOUSING PROGRAM EXPENDITURE PLAN REQUIREMENT**

Section 33490(a)(2)(A) of the California Health and Safety Code requires that part of the Five Year Implementation Plan address Sections 33334.2, 33334.4 and 33334.6, and the Agency's Low and Moderate Income Housing Fund requirements. Generally, the Agency transfers all of the 20% set-aside funds from each redevelopment project area into the City's Housing Development Fund. This money is used by the nonprofit Long Beach Housing Development Company to assist in the production of affordable housing as required by California Health and Safety Code. The Affordable Housing Program is administered by the Long Beach Housing Development Company. An Affordable Housing Program Expenditure Plan prepared pursuant to Section 33490(a)(2)(A) is attached hereto as Attachment No. 6.

**West Long Beach Industrial Redevelopment Project Area**  
**Five-Year Implementation Plan**  
**Attachment 2 – Goals and Objectives Linkage to Blight**

<b>Blighting Condition</b>	<b>Goal 1</b>	<b>Goal 2</b>	<b>Goal 3</b>	<b>Goal 4</b>	<b>Goal 5</b>	<b>Goal 6</b>	<b>Goal 7</b>	<b>Goal 8</b>	<b>Goal 9</b>	<b>Goal 10</b>	<b>Goal 11</b>
1. Functional Obsolescence	✓	✓		✓							✓
2. Vacant /Underutilized Parcels	✓	✓		✓	✓						✓
3. Poorly Maintained Residential	✓			✓	✓			✓	✓		✓
4. Poorly Maintained Com/Ind	✓	✓						✓	✓	✓	✓
5. Mixed Land Uses	✓	✓							✓		✓
6. Inadequate Construction	✓	✓			✓				✓	✓	✓
7. Streets, Curbs, Gutters				✓	✓					✓	✓
8. Heavy Truck Traffic	✓		✓	✓			✓	✓	✓		✓
9. Lack of Landscaping			✓					✓	✓	✓	✓
10. Open Storage of Refuse			✓			✓		✓	✓		✓
11. Poorly Maintained Oil Equip			✓			✓	✓	✓	✓		✓
12. Unattractive Oil Tank Farm						✓	✓				✓
13. Storm Drain Capacity			✓		✓	✓					✓
14. Settling of Land						✓					✓
15. Lack of Social Amenities	✓							✓	✓		✓
16. “Adult Oriented” Uses	✓		✓					✓	✓		✓
17. High Crime Rate	✓		✓				✓	✓	✓		✓

**West Long Beach Industrial Redevelopment Project Area  
Five-Year Implementation Plan  
Attachment 3 - Proposed Programs Linkage to Blight**

<b>Blighting Condition</b>	<b>Open Space &amp; Public Improvements Program</b>	<b>Industrial Revitalization Program</b>	<b>Parking Improvement Program</b>	<b>Economic Development Program</b>	<b>Neighborhood Enhancement Program</b>	<b>Affordable Housing Program</b>	<b>Hazardous Materials Program</b>
Functional Obsolescence			X	X		X	
Vacant or Underutilized Parcels	X		X	X			
Poorly Maintained Residential		X	X	X		X	
Poorly Maintained Comm/Ind.		X		X	X		
Mixed Land Uses				X		X	
Inadequate Construction				X			
Streets, Curbs, and Gutters	X	X	X				
Heavy Truck Traffic	X	X	X	X	X		
Lack of Landscaping	X	X			X		
Open Storage of Refuse		X			X		X
Poorly Maintained Oil Equip.		X			X		X
Unattractive Old Tank Farm					X		X
Storm Drain Capacity	X				X		X
Settling of Land	X						X
Lack of Social Amenities	X	X		X			
"Adult Oriented" Uses		X		X	X		
High Crime Rate		X		X	X		



**West Long Beach Industrial Redevelopment Project Area  
Five-Year Implementation Plan  
Attachment No. 4 - Estimated Program Expenditures\***

<b>Projected Fiscal Year Funding</b>	<b>Open Space &amp; Public Improvements Program</b>	<b>Industrial Revitalization Program</b>	<b>Parking Improvement Program</b>	<b>Economic Development Program</b>	<b>Neighborhood Enhancement Program</b>	<b>Affordable Housing Program</b>	<b>Hazardous Materials Program</b>	<b>Total Projected Annual Funding</b>
Oct 1, 04–Sept 30, 05	1,400,000	1,300,000	0	100,000	420,000	1,551,000	100,000	4,871,000
Oct 1, 05–Sept 30, 06	1,400,000	900,000	100,000	300,000	525,000	1,608,000	100,000	4,933,000
Oct 1, 06–Sept. 30 07	1,400,000	900,000	50,000	300,000	530,000	1,630,000	100,000	4,910,000
Oct 1, 07–Sept 30, 08	1,900,000	950,000	50,000	300,000	535,000	1,654,000	100,000	5,489,000
Oct 1, 08–Sept 30, 09	1,900,000	1,150,000	50,000	300,000	540,000	1,678,000	100,000	5,718,000
Totals	8,000,000	5,200,000	250,000	1,300,000	2,550,000	8,121,000	500,000	25,921,000*

\*Housing set-aside funds pay for the Affordable Housing Program. The total estimated expenditures for the other programs total \$17,800,000.

Other potential funding sources for projects may include the following:

- EDA Grant Funds
- EPA Grants
- Port of Long Beach Funds
- Developer Advances
- CDBG Funds
- Bond Proceeds
- City Advances